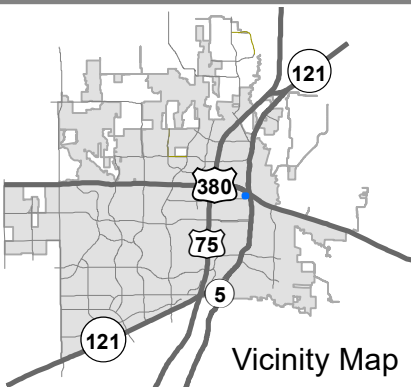
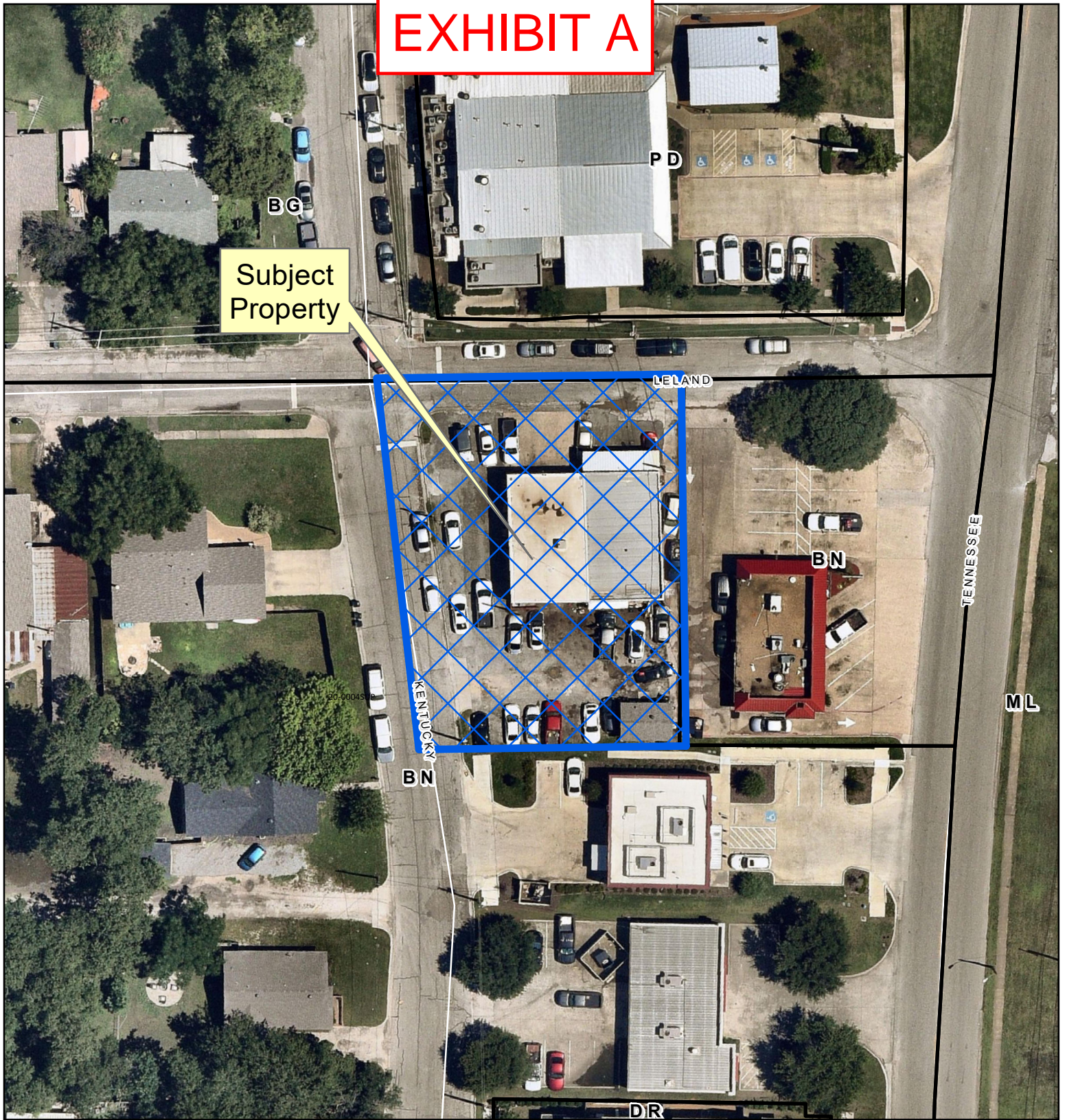


EXHIBIT A

Subject
Property



Location Map
ZONE2024-0057

0 25 50
Feet

Case

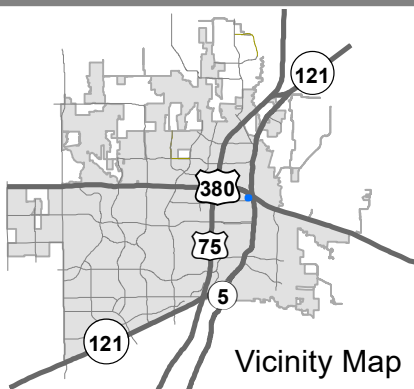
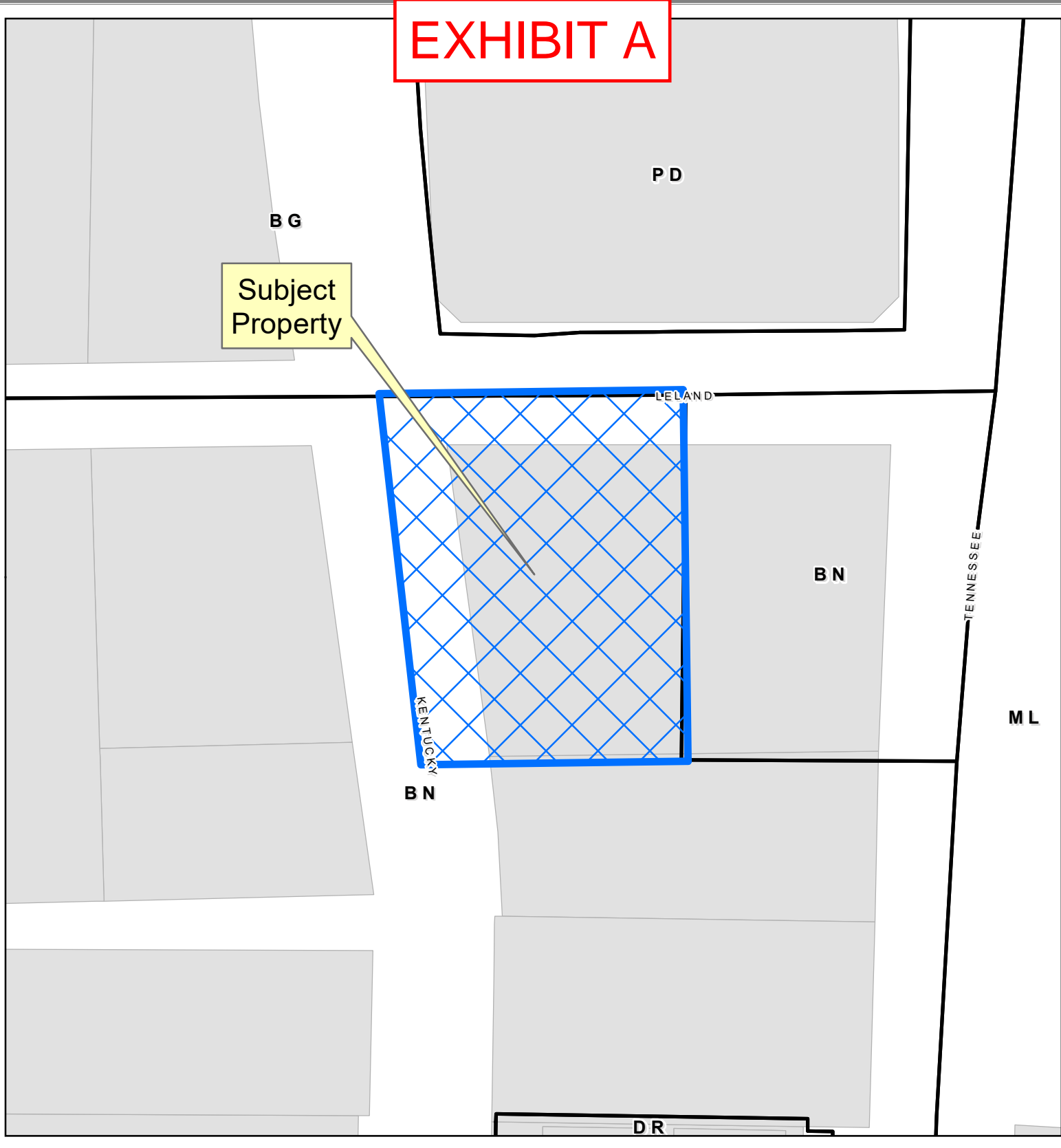


DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

McKINNEY
TEXAS
Unique by nature.

EXHIBIT A

Subject
Property



Location Map

ZONE2024-0057

0 25 50 Feet



Case



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EXHIBIT B

100 E. LELAND AVENUE

Metes and Bounds Description: (0.376 Acres)

Being a tract of land, situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas, and being all of Tract I, as described in deed to Century McKinney, LLC, as recorded under Document No. 20100105000011930, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and also being a portion of E. Leland Street and N. Kentucky Street, said tract being more particularly described, as follows:

BEGINNING at a point for corner, being the southeasterly corner of said Tract I, same being the southwesterly corner of Tract II, of said deed to Century McKinney, LLC (Doc. No. 20100105000011930), same also being in the northerly line of Lot 1, Block A, of **THAPA ADDITION**, an addition to the City of McKinney, as recorded in Volume 2022, Page 138, O.P.R.C.C.T.;

THENCE South 89°15'18" West, partially along the common line between said Tract I and Lot 1, passing a 5/8" iron rod with plastic cap stamped "J. E. SMITH" found for the southwesterly corner of said Tract I, same being the northwesterly corner of said Lot 1, same being the easterly monumented line of N. Kentucky Street at a distance of 79.90', and continuing in all, a total distance of 105.02' to a point for corner in N. Kentucky Street;

THENCE North 06°28'27" West, over and across said N. Kentucky Street, a distance of 146.70' to a point for corner, being at the intersection of said N. Kentucky Street and E. Leland Avenue;

THENCE North 89°14'15" East, over and across said E. Leland Avenue, a distance of 119.62' to a point for corner;

THENCE South 00°45'45" East, partially over and across said E. Leland Avenue, passing the northeasterly corner of said Tract I, same being the northwesterly corner of the aforementioned Tract II, at a distance of 25.00', and continuing along the common line between said Tract I and Tract II, a total distance of 146.00' to the **POINT OF BEGINNING** and containing 16,397 square feet or 0.376 acres of land, more or less.

DATE: 06/11/2024

REVISED:

SCALE: 1" = 30'

CHK'D. BY: M.B.A.

JOB NO.: 2024-0068

**ZONING EXHIBIT
LEGAL DESCRIPTION
0.376 ACRES
WILLIAM DAVIS SURVEY
ABSTRACT NO. 248
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS**



North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200

EXHIBIT C

Metes and Bounds Description: (0.376 Acres)

Being a tract of land, situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas, and being all of Tract I, as described in deed to Century McKinney, LLC, as recorded under Document No. 20100105000011930, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and also being a portion of E. Leland Street and N. Kentucky Street, said tract being more particularly described, as follows:

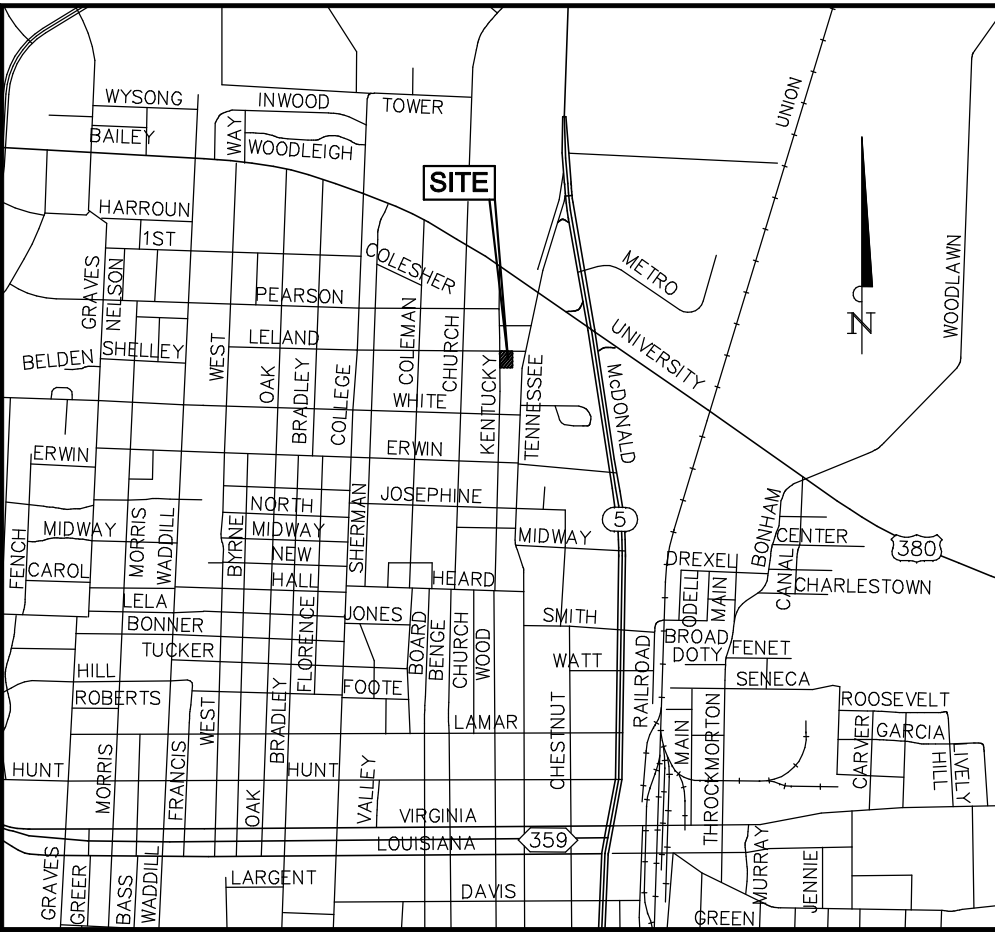
BEGINNING at a point for corner, being the southeasterly corner of said Tract I, same being the southwesterly corner of Tract II, of said deed to Century McKinney, LLC (Doc. No. 20100105000011930), same also being in the northerly line of Lot 1, Block A, of **THAPA ADDITION**, an addition to the City of McKinney, as recorded in Volume 2022, Page 138, O.P.R.C.C.T.;

THENCE South 89°15'18" West, partially along the common line between said Tract I and Lot 1, passing a 5/8" iron rod with plastic cap stamped "J. E. SMITH" found for the southwesterly corner of said Tract I, same being the northwesterly corner of said Lot 1, same being the easterly monumented line of N. Kentucky Street at a distance of 79.90', and continuing in oil, a total distance of 105.02' to a point for corner in N. Kentucky Street;

THENCE North 06°28'27" West, over and across said N. Kentucky Street, a distance of 146.70' to a point for corner, being at the intersection of said N. Kentucky Street and E. Leland Avenue;

THENCE North 89°14'15" East, over and across said E. Leland Avenue, a distance of 119.62' to a point for corner;

THENCE South 00°45'45" East, partially over and across said E. Leland Avenue, passing the northeasterly corner of said Tract I, same being the northwesterly corner of the aforementioned Tract II, at a distance of 25.00', and continuing along the common line between said Tract I and Tract II, a total distance of 146.00' to the **POINT OF BEGINNING** and containing 16,397 square feet or 0.376 acres of land, more or less.



Vicinity Map
(not to scale)

Parking Requirements:

Warehouse: 1 Space/4000 Square Feet

Vehicle Repair, Minor: 1 Space/750 Square Feet and designated overnight vehicle storage

Total Needed: 3 Spaces

General Notes:

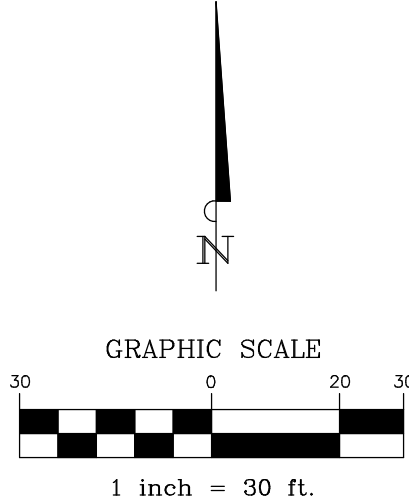
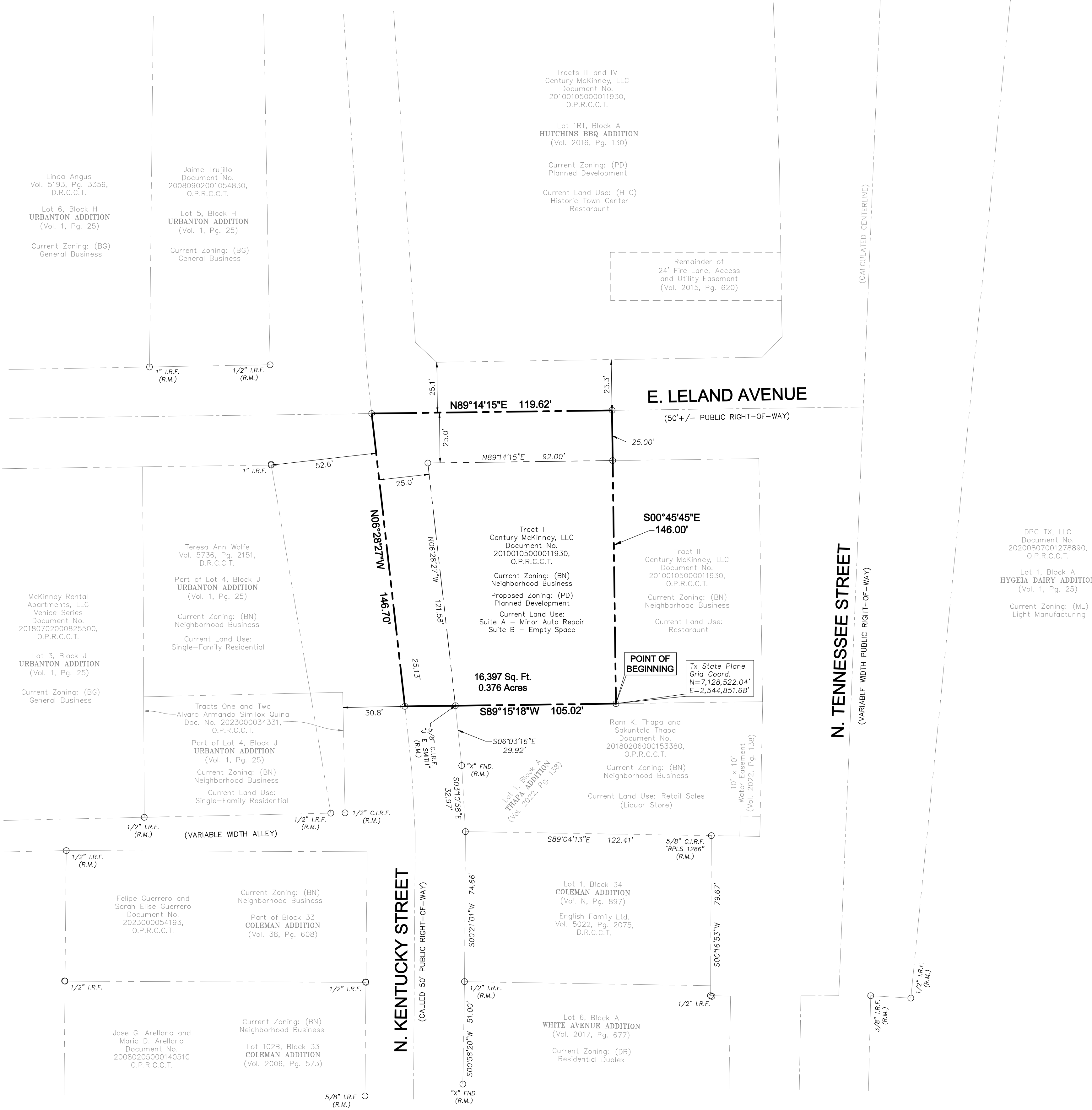
1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0280J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847313, at base point 0,0.

Surveyor's Certification:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.



100 E. LELAND AVENUE

ZONING EXHIBIT
0.376 ACRES
WILLIAM DAVIS SURVEY
ABSTRACT NO. 248
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



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Firm Registration No. 10074200

DATE: 06/10/2024 SCALE: 1" = 30' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2024-0068

EXHIBIT D

PD Development Regulations Format

The subject property shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

Subject property is one (1) tract as shown on the Zoning Exhibit attached hereto as Exhibit “C”. The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto.

Permitted Land Uses

- Assisted living facility
- Agriculture or ranching, private or wholesale
- Animal care and service, indoor only
- Arts or cultural center
- Banks and financial services
- Clinic, medical or dental
- Government facilities (city, excluding airport uses)
- Office
- Personal service
- Recreation area, private
- School, public or private
- Warehouse
 - Dry goods storage only (restaurant-related)

Permitted Land Uses with SUP

- Vehicle repair, minor
- Independent living
- Community care facility
- Animal care and services, outdoor area
- Car wash
- Civic club or fraternal organization
- Commercial entertainment, indoor
- Farmers’ market, permanent
- Fuel sales, passenger vehicles
- Hospital
- Parking garage or lot, paid or private
- Restaurant, drive in or drive through
- School, business or Trade
- Utility substation

Space Limits

- Minimum Lot Area: 0.376 acres
- Minimum Lot Width: 0 feet
- Minimum Lot Depth: 0 feet

- Minimum Front Yard: 20 feet
- Minimum Rear Yard: 0 feet
- Minimum Side yard: 0 feet
- Maximum Height of structure: 25 feet
- Maximum Lot Coverage: N/A
- Maximum Floor Area Ratio: N/A